

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Old San Marcos School House; P02-027, Log No. 03-08-044

August 3, 2006

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The project will obtain its water supply from the Vallecitos Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

Floodways and Floodplain Fringe:

The project is in compliance. The project is adjacent to the Stevenson Creek floodway/floodplain fringe area, but there are no proposals for any off-site uses or improvements that need compliance with the Resource Protection Ordinance.

The property is adjacent to Stevenson Creek, Deer Springs Creek, and Twin Oaks Valley Creek. Stevenson Creek flows onto the easterly portion of the subject property, adjacent to Deer Springs Road. However, the project is not proposing to place structures with a potential for human occupation within these areas or affect downstream properties. The existing old school house on-site lies entirely outside of and approximately three feet above the calculated 100-year flood area of the Stevenson Creek.

Steep Slopes:

This parcel is relatively flat with minimal slope. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit conducted by staff on January 22, 2003. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a the San Marcos Historical Society and it has been determined there is one site. Testing and other investigation determined the historical site meets the definition of a significant site set forth in the Resource Protection Ordinance. The project complies with the Resource Protection Ordinance because the site will be preserved in place for future scientific research. In addition, the project will be conditioned to require that the property owner submit an application to the County of San Diego Historic Site Board for historic landmarking, which will protect the historic site.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

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NO

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NOT APPLICABLE

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Discussion:

The project Storm Water Management Plan (Minor Project's Form) for this project is complete and in compliance with the Watershed Protection Ordinance (WPO).

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

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NO

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NOT APPLICABLE

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Discussion:

Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

As on-going conditions of the project, the applicant shall comply with the following:

1. Limit the recreational/social events held at the Old San Marcos Schoolhouse to Saturdays and Sundays between the hours of 8:00 a.m. and 9:30 p.m.
2. All personnel, maintenance staff, visitors, and their vehicles shall not be allowed on the premises after 10:00 p.m. or before 7:00 a.m. at any time.

3. Prohibit the permanent installation of exterior noise generating equipment such as air conditioners without a modification of this use permit.
4. Prohibit the use of sound amplifying devices such as a public address system or speakers at any outdoor location on the project site.
5. Limit the total number of participants at these recreational or social events to 150 at any time on the project site.

NOTE: OTHER POLICIES/ORDINANCES – None

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